



Site Plan Narrative
Wesco-66 Hudsonville
7661 36th Ave. Hudsonville, MI 49426
D&A # 1910637.1A
August 12, 2020

Introduction:

Wesco Inc. is proposing to construct a 5,133 SFT fueling station/convenience store with a fueling canopy containing 5 dispenser islands in a vacant parcel located at 7661 36th Avenue. A previous application was submitted and reviewed by the Planning Commission in 2010. Stormwater design will be reviewed and approved by the Ottawa County Water Resources Commission to meet the design of the originally approved PUD.

Intent:

The proposed project will be the final development of the original PUD. The original approved PUD intended that a convenience store/fueling station would occupy the subject parcel. The proposed use meets the objectives of the PUD and Sec. 22.1 by incorporating architectural elements, setbacks, greenspace/landscaping, and other zoning/PUD requirements in a way that is functional and cohesive for the PUD and Georgetown Twp.

Qualifying Conditions:

Items A-H of Sec. 22.2 are addressed in the Project Summary on sheet C-100 or depicted within the design documents.

Project Schedule:

The current schedule of the project is to submit the design for contractor bids over the winter of 2020/2021 and begin construction early spring of 2021. The site would be open for customers in the late summer or fall of 2021.

Restrictions:

The originally approved PUD provides hours of operation for a convenience store/gas station to be 5AM to 1AM. Wesco Inc. is requesting that the Planning Commission consider allowing the store to remain open 24-hours. This would match the usual Wesco operating hours in their other stores.

Wesco Inc. is also requesting that a variation from the PUD requirements be granted for the height of the proposed ground sign with the understanding that the sign would not extend higher than 4' above the adjacent pedestrian path, but would have an overall height taller than the allowed 4'.

The last request for deviance from the PUD requirements is for the width of travelled way outside of the overhang of the canopy at the south side of the site. The total width from curb line to dispenser is 34.4', however, the distance from curbline to the 16' tall overhang of the canopy is 22.1' which would place roughly 1.9' of the required 2-way drive aisle to be beneath the canopy. The canopy is not slid north to adjust this dimension due to required fuel truck turning area at the north end of the canopy.

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